

Housing Element Update

2014-2021



Planning Commission
August 22, 2013



What is the Housing Element?



- Sets 8-year plan to meet the **existing** and **projected** housing needs of all economic segments of the community
- Identifies constraints to the development and maintenance of housing
- Establishes goals, policies, and programs pertaining to housing needs

Housing Element Update



- Two Public Workshops
- April – Commission reviewed Draft and recommended City Council authorize submission to HCD
- May – Council removed Inclusionary Housing Program HP 2.2.1 and authorized submission to HCD
- After a review by HCD only minor changes have been made to the draft

Changes to Initial Draft

- Removed Inclusionary Housing Program HP 2.2.1
- HP 3.1.3 revised to require the development of a list of pre-approved incentives for affordable housing
- New HP 5.1.8 - implement outreach program with the RCOC to provide residents information on programs for developmentally disabled
- Public Outreach List

HCD Approved Final Draft



- After Adoption of 2014-2021 Housing Element by City Council it will be found in compliance with State Law
- On target for meeting the state's deadline for adoption – qualify for next update in 8 years





For more information contact:

Jaime Murillo
949-644-3209
jmurillo@newportbeachca.gov
www.newportbeachca.gov

Melinda Whelan
949-644-3221
mwhelan@newportbeachca.gov
www.newportbeachca.gov

Housing Affordability in Newport Beach



Income Group (defined as % of County MFI \$85,300)	Median Income (4-person family)	Two- Bedroom Rental (Max. Rent)	Two-Bedroom Ownership (Max. Sales Price)	Housing Affordability
Extremely Low (<30% MFI)	\$28,900	\$722.50	\$86,700	Affordable/Assisted Rental Housing Units
Very Low (<50% MFI)	\$48,150	\$1,203.75	\$144,450	
Low (51-80% MFI)	\$77,050	\$1,926.25	\$231,150	Affordable/Assisted Rental Housing Units *Limited Market Rate Rentals Opportunities
Moderate (81-120% MFI)	\$102,350	\$2,558.75	\$307,050	Market Rate Rentals

Projected Housing Needs



- 2014-2021 Regional Housing Needs Assessment
 - 5 units (reduced due to recession)
 - 1,914 units in previous RHNA
- Growing senior population- 19% of population
- 10 affordability covenants (376 units)
 - 7 covenants set to expire
 - 153 units at-risk of conversion

Overview of New Housing Programs



- **Housing Program 1.1.2:** Investigate the use of grants or loans to fund rehabilitation program, if a significant need is identified, to encourage preservation of existing housing stock.
- **Housing Program 1.1.4:** Promoting the Residential Building Records Program to reduce and prevent residential violations.
- **Housing Program 5.1.7:** Promoting senior citizen independence through supporting housing services related to in-home care, meal programs, counseling, and maintenance of the Oasis Senior Center and its programs
- **Housing Program 5.1.8:** Implement an outreach program with the Regional Center of Orange County to inform residents of programs for the developmentally disabled.

Revised Housing Programs



- **Housing Program 3.1.3:** Revised to require the preparation of a pre-approved list of incentives for building affordable housing.
- **Program 4.1.1 and 4.1.4:** Revised to include promotion of availability of Affordable Housing Fund as a funding source for preservation of at-risk housing.
- **Housing Program 5.1.3:** Revised to include promotion and facilitation of the development of senior accessory dwelling units.

- 2008-2014 HE- recently adopted in 2011 and found compliant with state law
- Updated statistical data and housing analysis
- Review of goals and programs – goals unchanged, maintain most existing programs with only a few changes identified as necessary, completed programs have been eliminated or revised
- Revised Quantified Objectives for new construction, rehabilitation, and preservation
- 2 public workshops, PC, CC and AHTF meetings